

# \$105,000 - Lot 1, 5260 Woodland Rd, Innisfail

MLS® #A2155479

**\$105,000**

0 Bedroom, 0.00 Bathroom,  
Land on 0.46 Acres

NONE, Innisfail, Alberta

Beautiful half acre subdivided Lot #1 at the corner of Woodland Road and Davis Street, electricity and gas line are available for request to connect. Water and sewer are a few hundreds meters from the lot. Lots one has a well and a septic that are as-is, where-is condition. The lot is at the south of Innisfail, 30 minutes to Red Deer and 1 hour north to City of Calgary, easy access to QUE II. The adjacent Lot 2 and 3 are also for sale for the same price. The lots are R1A which is single residential home and the R-1A District does not allow for manufactured homes. However the immediate neighbour 5240 Woodland Road is R1B which allows a manufactured home. Seller welcome offer with a condition to amend zoning to R1B and seller will prepare the required documents and submit to Town's Department to do the amendment. Also, Piped water and sewer are not available on these lots. Portable water source, i.e. well or cistern, holding tank or septic field for sewer could be the solution.

## Essential Information

MLS® #	A2155479
Price	\$105,000
Bathrooms	0.00
Acres	0.46
Type	Land
Sub-Type	Residential Land



Status                      Active

**Community Information**

Address                      Lot 1, 5260 Woodland Rd  
Subdivision                NONE  
City                            Innisfail  
County                        Red Deer County  
Province                     Alberta  
Postal Code                T4G1E3

**Additional Information**

Date Listed                 August 6th, 2024  
Days on Market            256  
Zoning                        RD

**Listing Details**

Listing Office              Grand Realty

Data is supplied by Pillar 9â„¢ MLS® System. Pillar 9â„¢ is the owner of the copyright in its MLS® System. Data is deemed reliable but is not guaranteed accurate by Pillar 9â„¢. The trademarks MLS®, Multiple Listing Service® and the associated logos are owned by The Canadian Real Estate Association (CREA) and identify the quality of services provided by real estate professionals who are members of CREA. Used under license.